

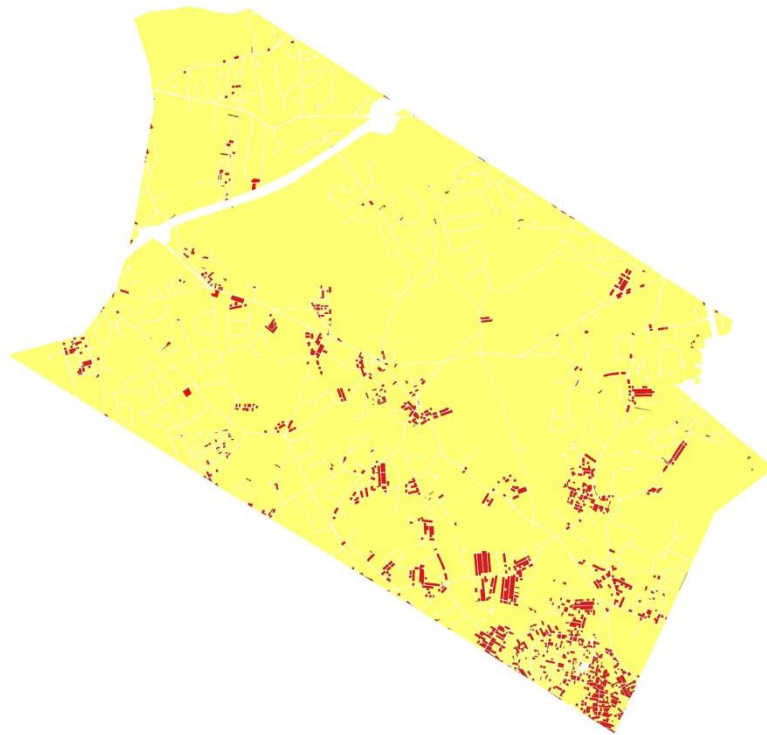
# Tewksbury Residential Zoning Analysis

August 28, 2018

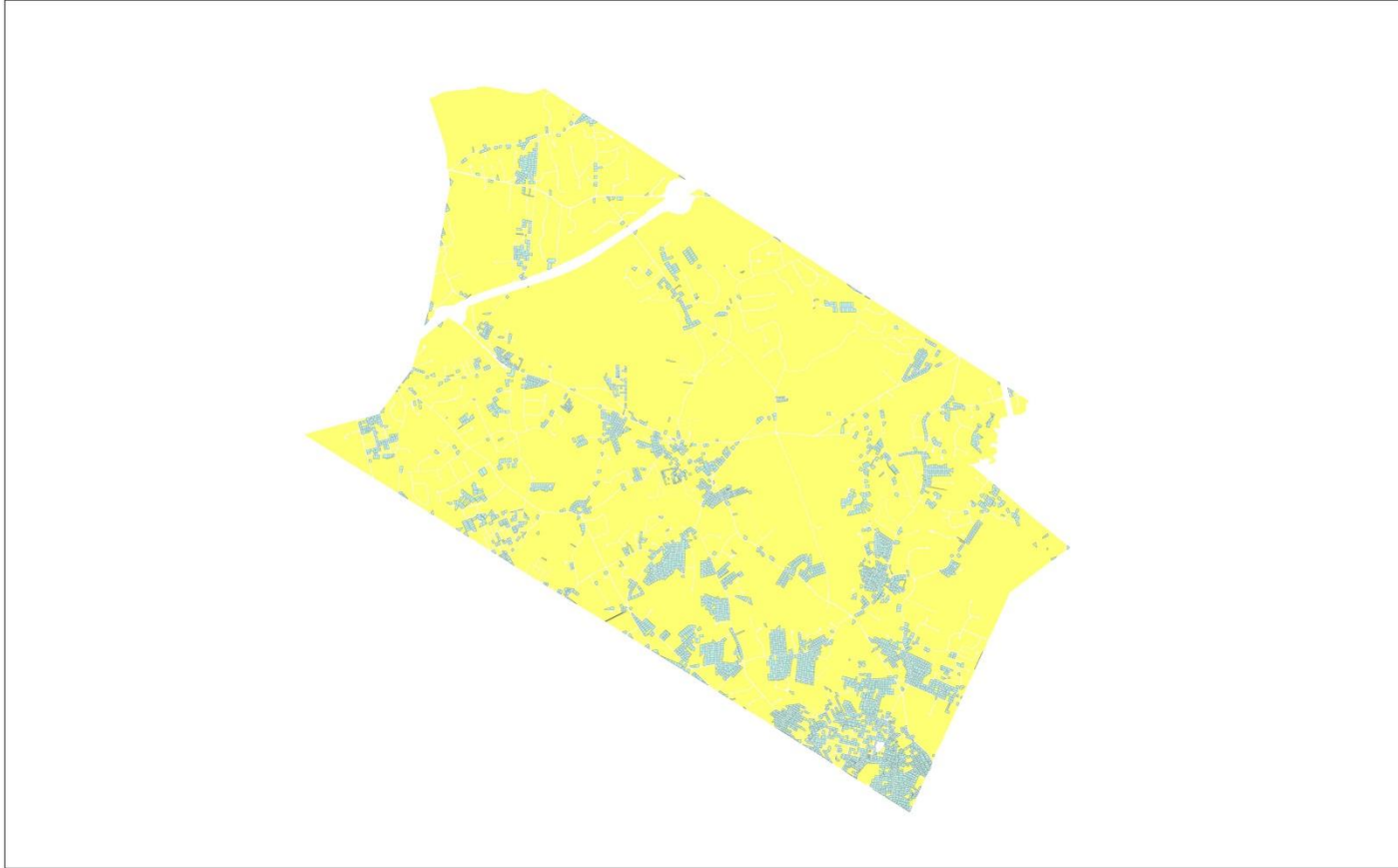
# Goal & Process

- Identify and categorize residential areas within Tewksbury where the zoning is not in harmony with the existing density
- Run statistics on these areas to determine what the existing density is
- 11 areas were identified and statistics were run based on  $\frac{1}{4}$  acre,  $\frac{1}{2}$  acre, and an acre densities

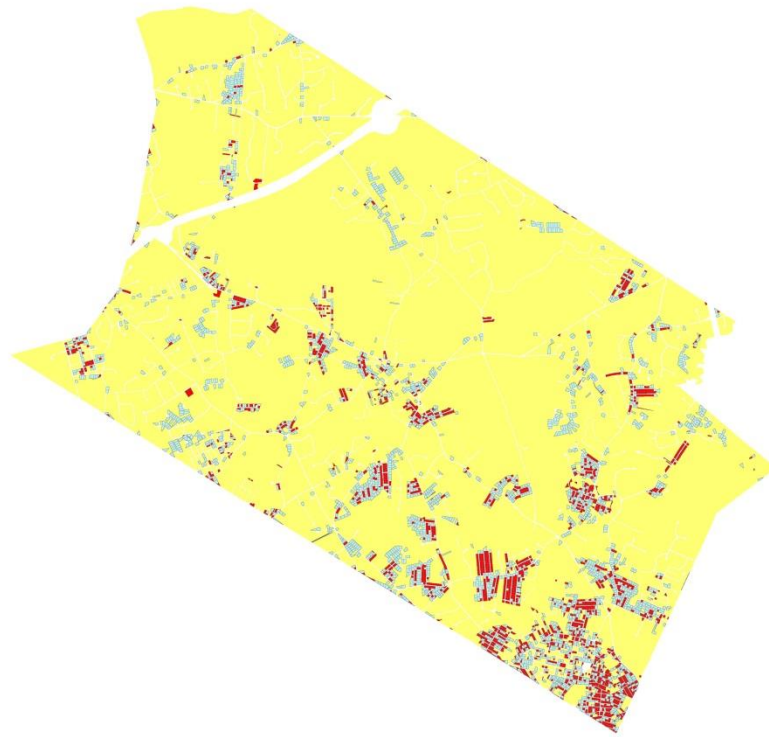
# Parcels under .25 acres



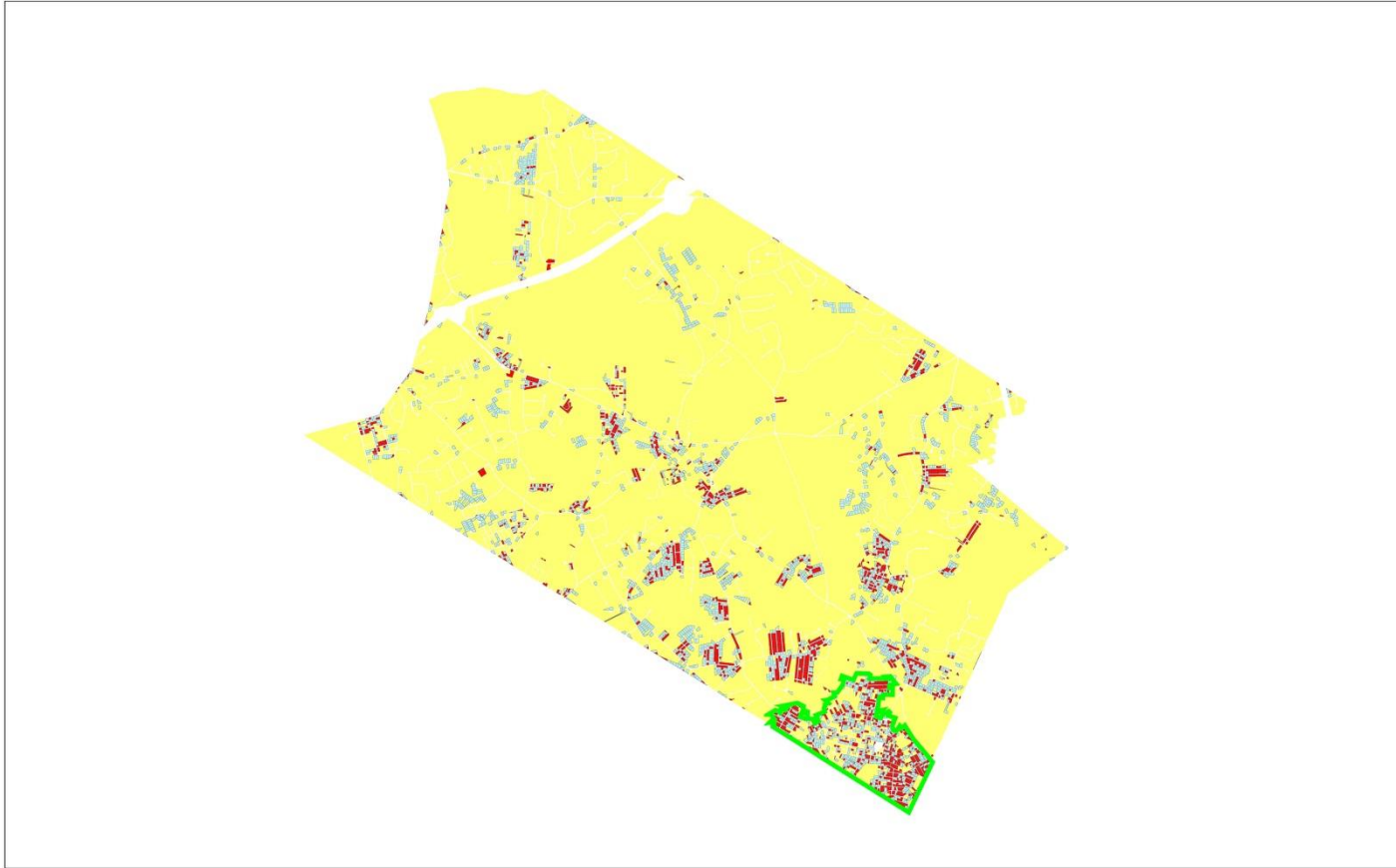
# Parcels under .50 acres



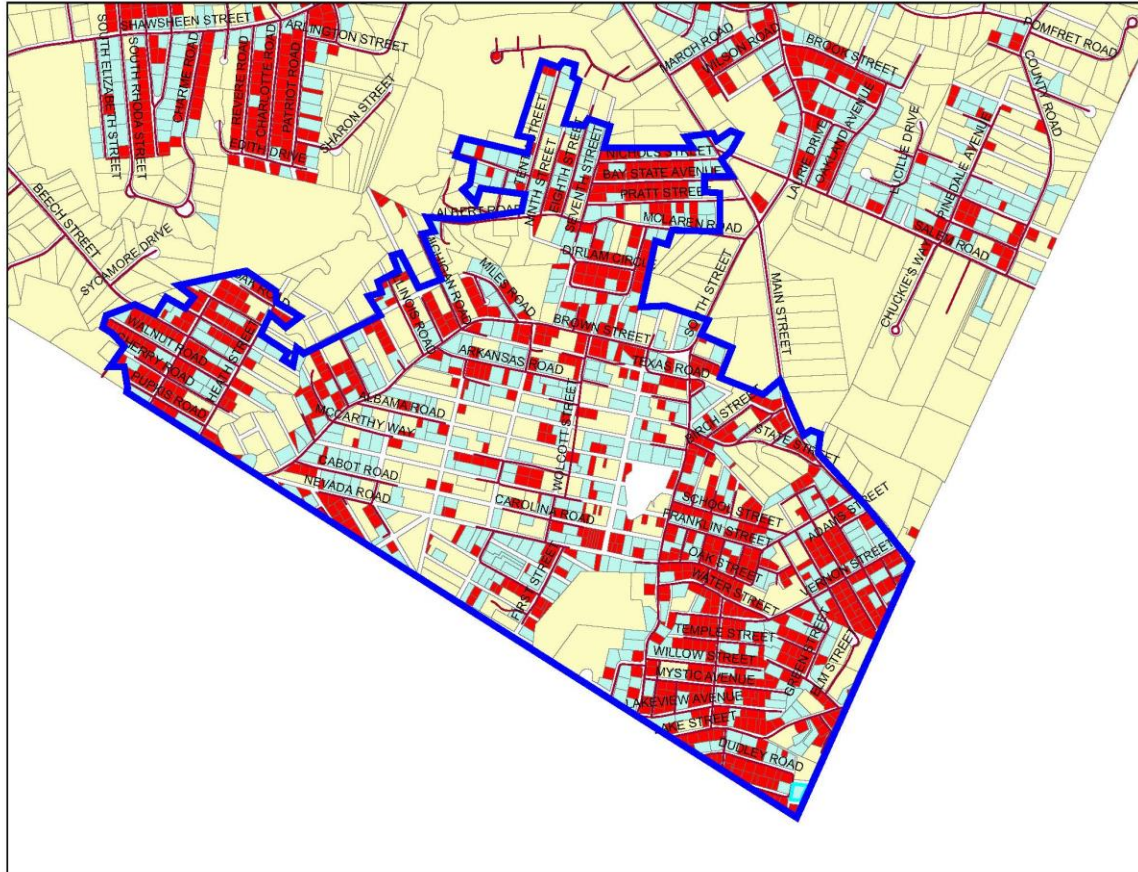
# Combined



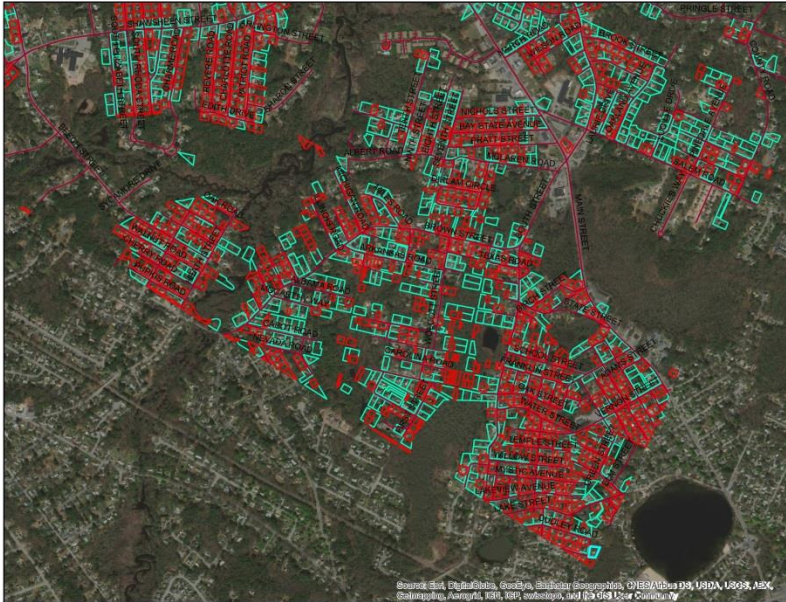
# Next Step: Outline cluster regions



# Location 1: South Tewksbury



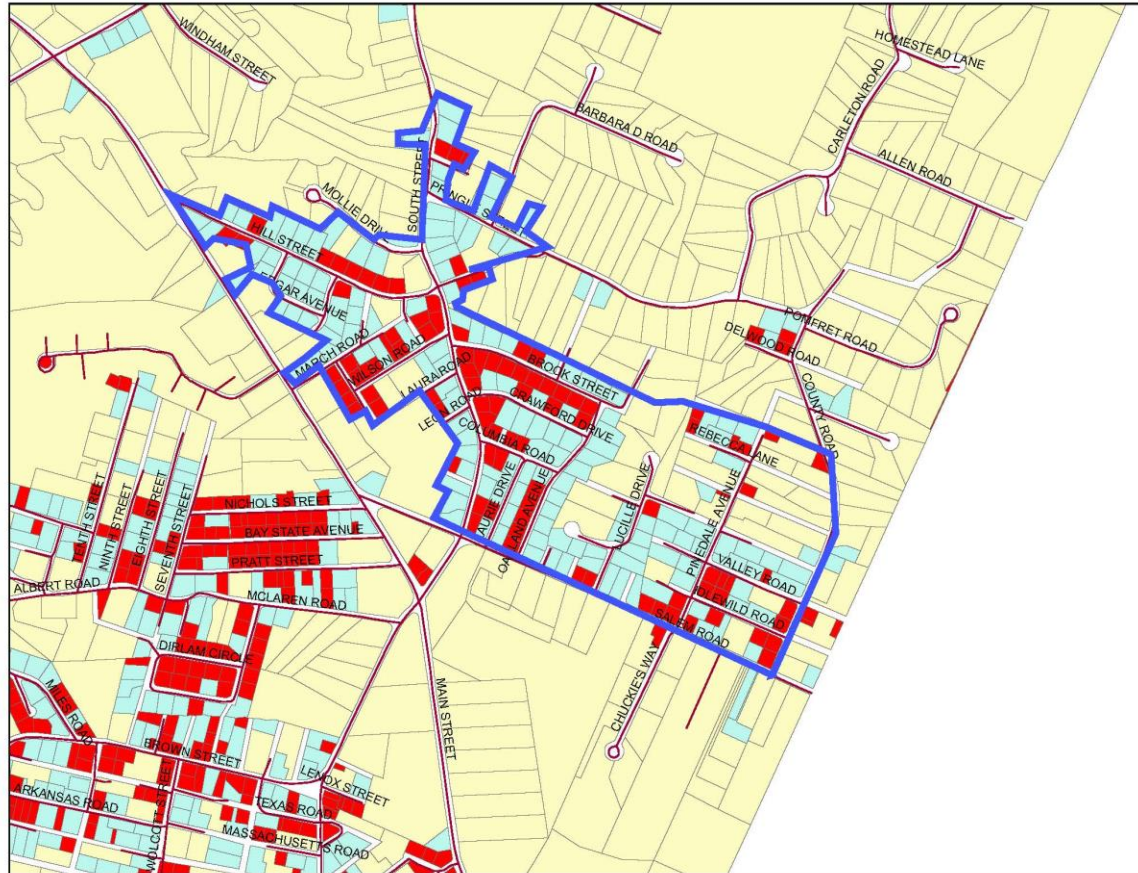
# Location 1 Analytics



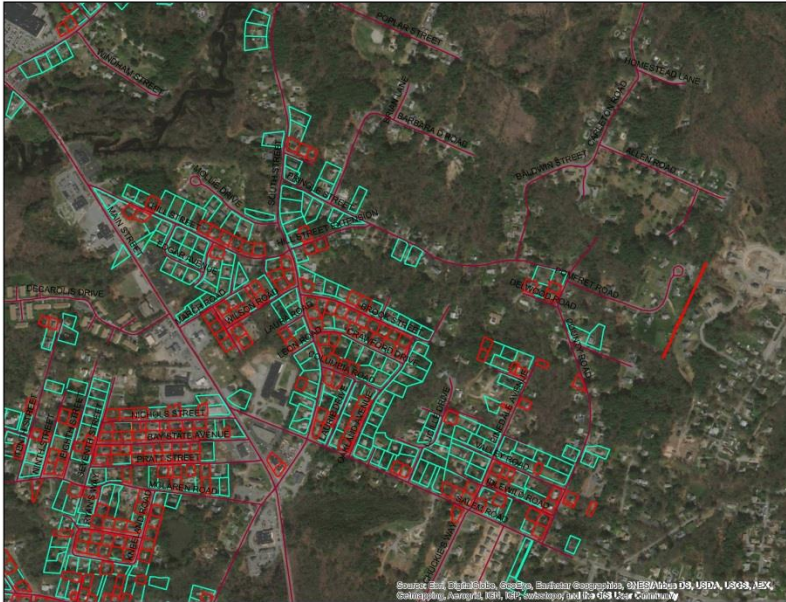
Total Number of Parcels	# of parcels .25 acres or below	# of parcels .50 acres or below	# of parcels below an acre
1291	743	1158	1265



## Location 2: Salem Road Area

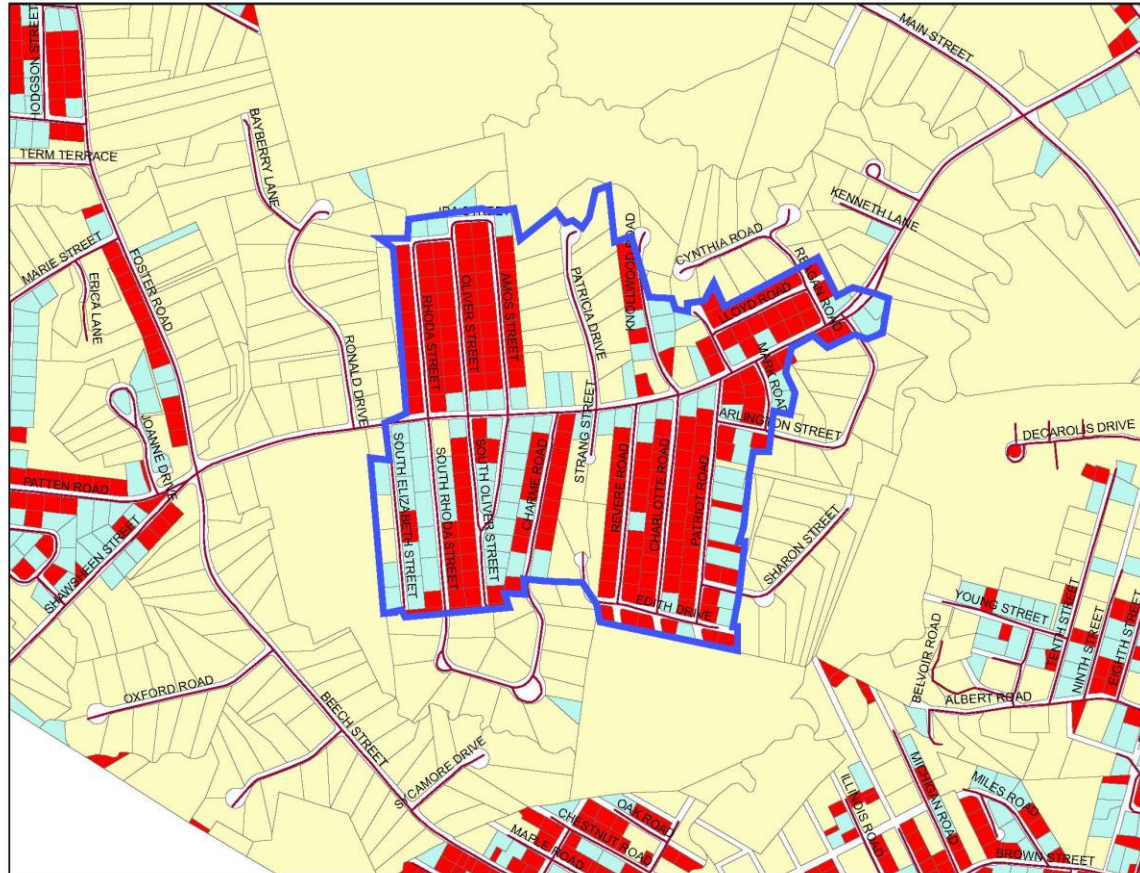


# Location 2 Analytics



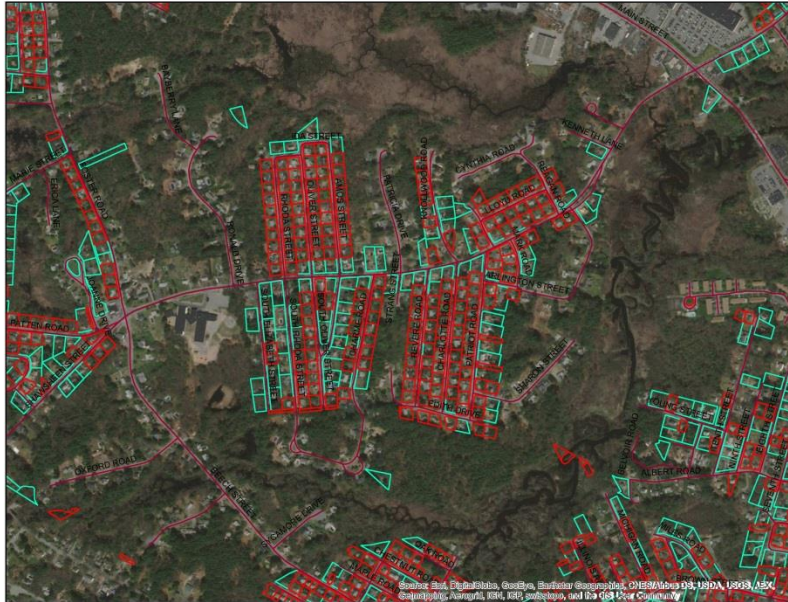
Total # of parcels	#Of parcels .25 acres or below	# of parcels .50 acres or below	#of parcels below an acre
283	100	252	272

# Location 3: Shawsheen Street



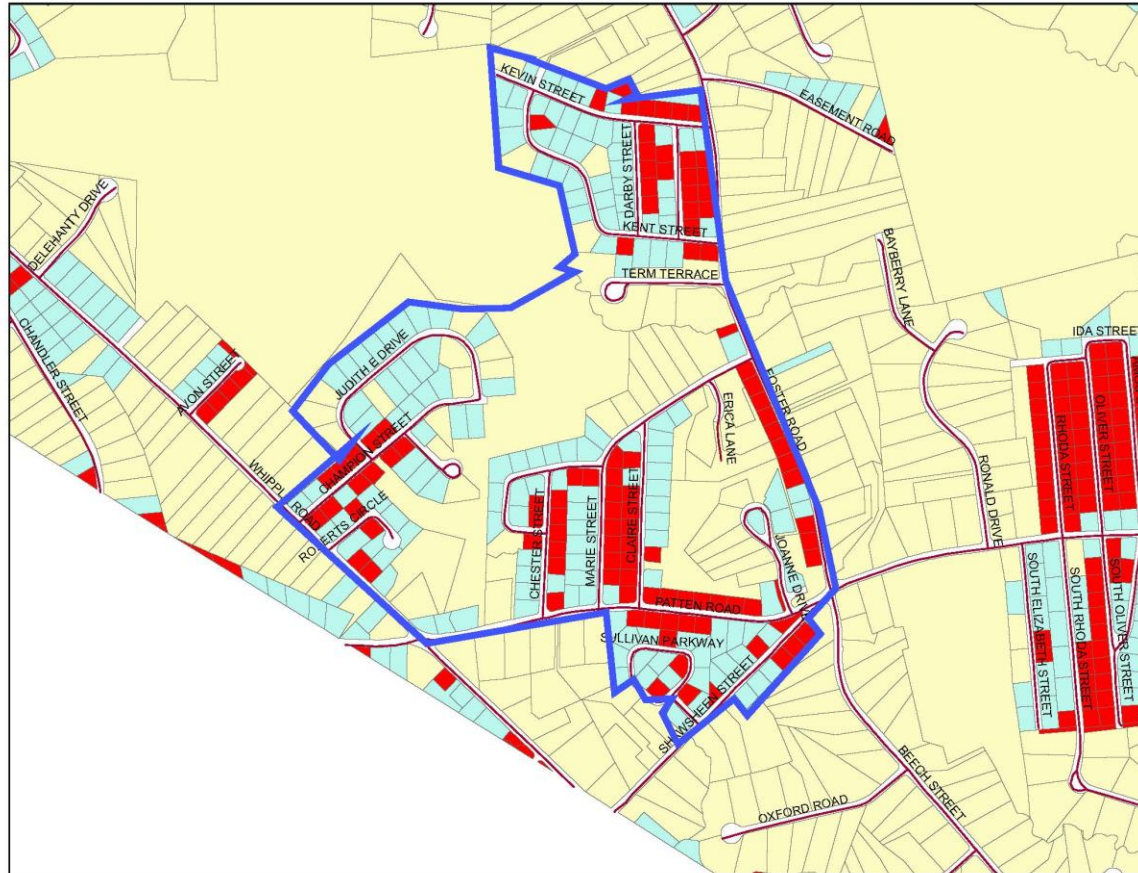


# Location 3 Analytics

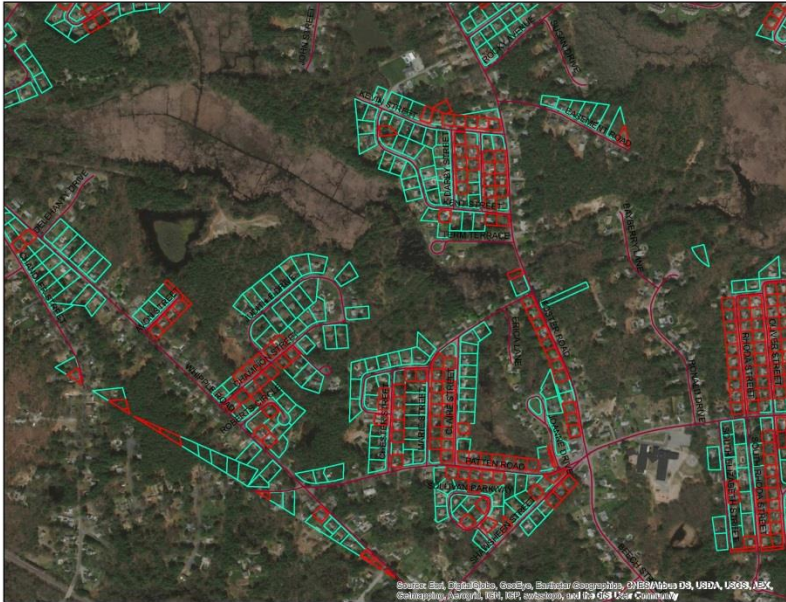


# of parcels	# of parcels .25 acres or below	# of parcels .50 acres or below	Size of 1 other parcel
268	191	267	.518

# Location 4: Foster/Whipple



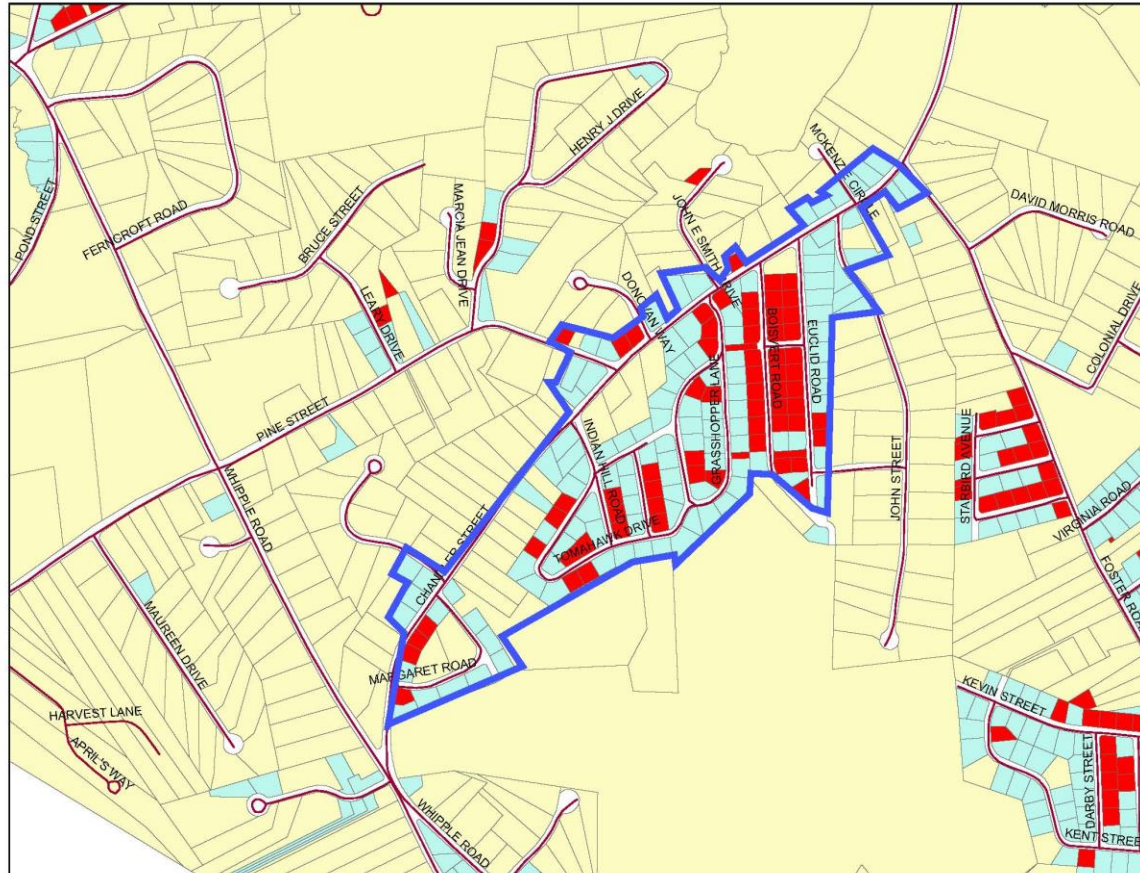
# Location 4 Analytics



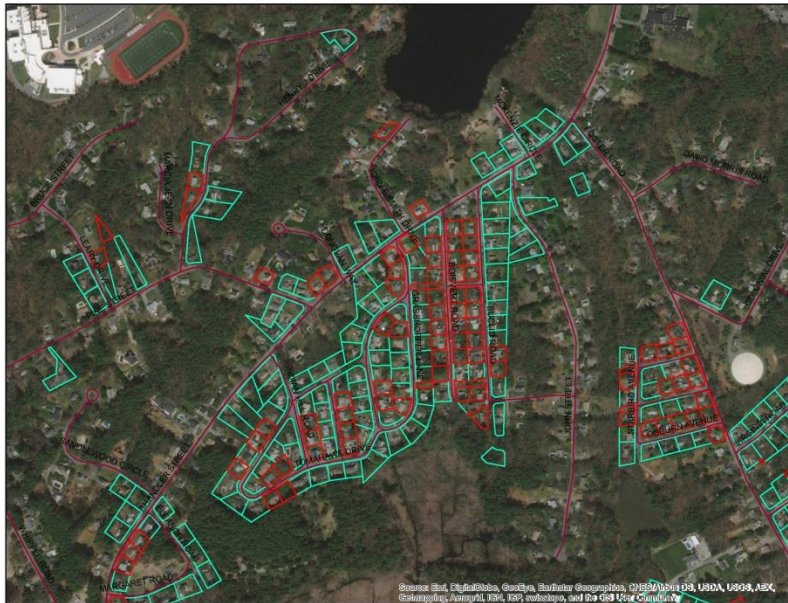
Total # of parcels	# of parcels .25 acres or below	# of parcels .50 acres or below	# of parcels below an acre
285	96	244	269



# Location 5: Chandler Street



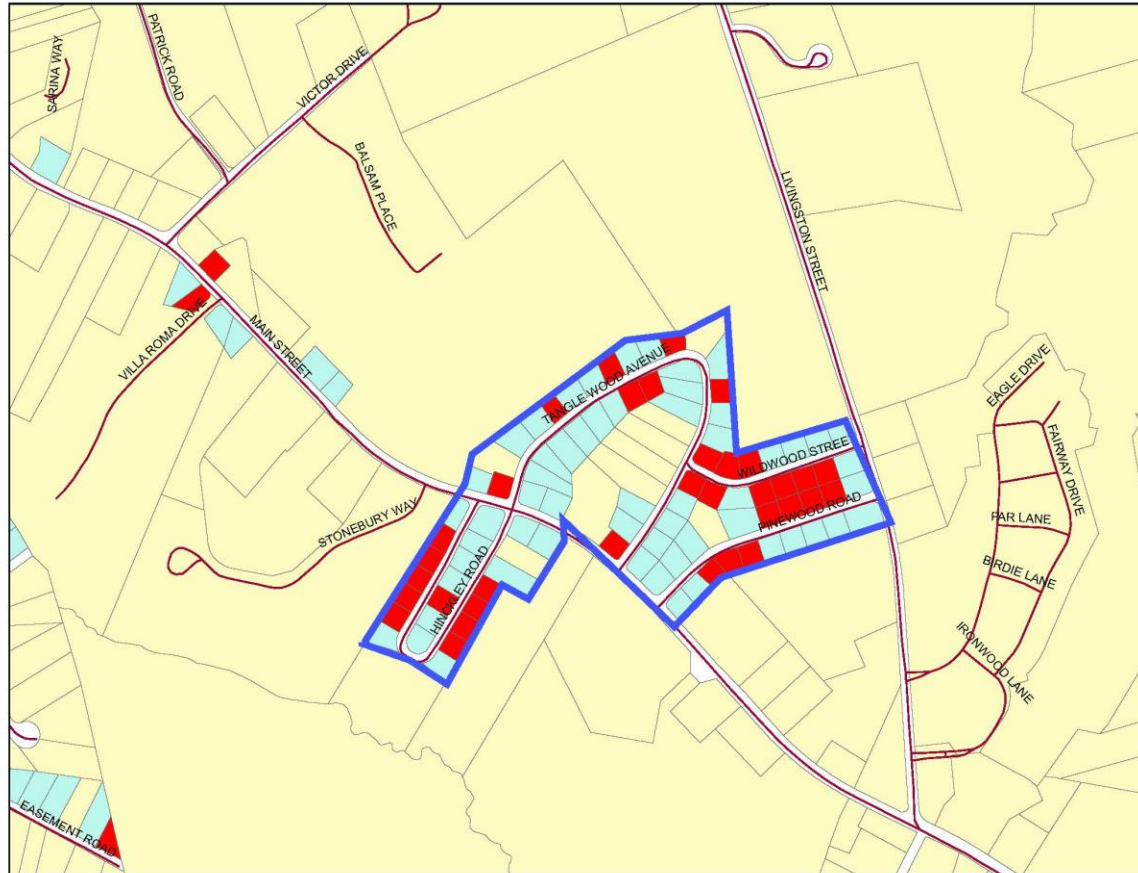
# Location 5 Analytics



Total Number of parcels	Number of parcels .25 acres or below	Number of parcels .50 or below	Number of parcels below an acre
188	56	174	185



# Location 6: Hinckley/Tanglewood

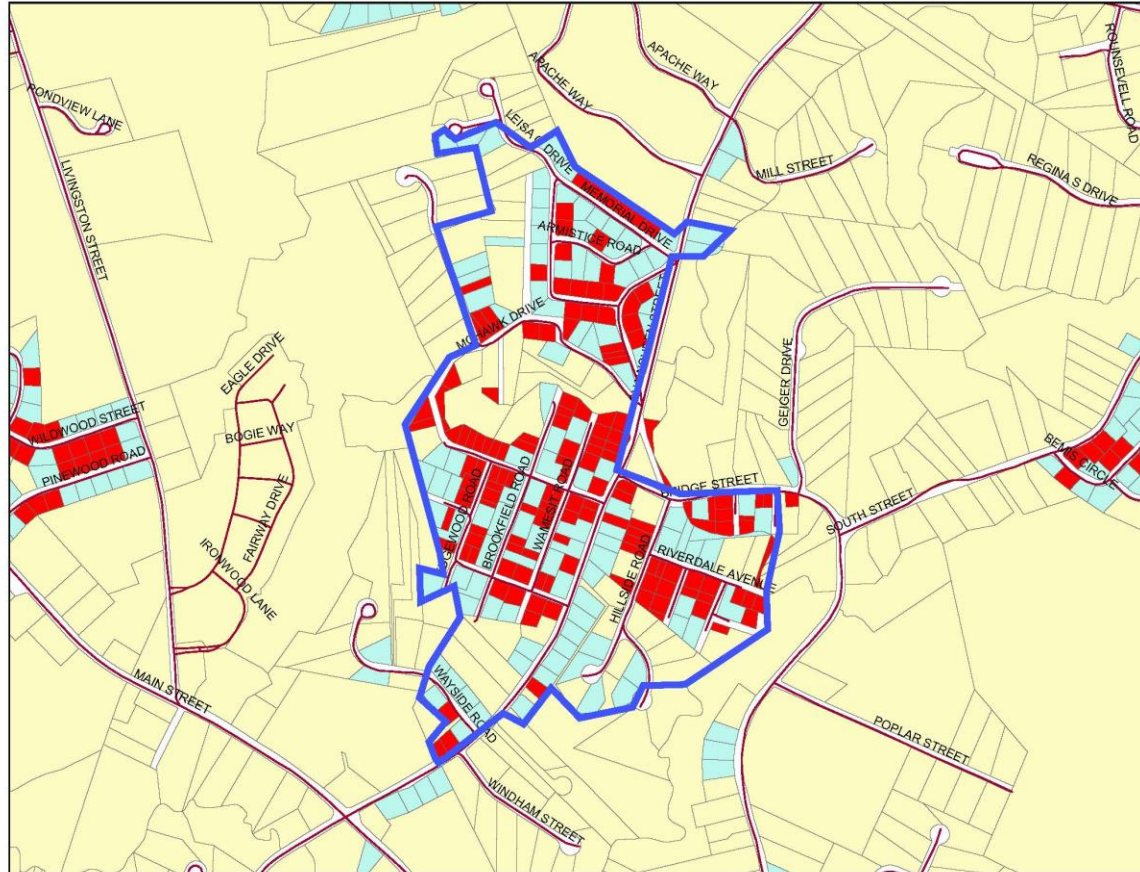


# Location 6 Analytics

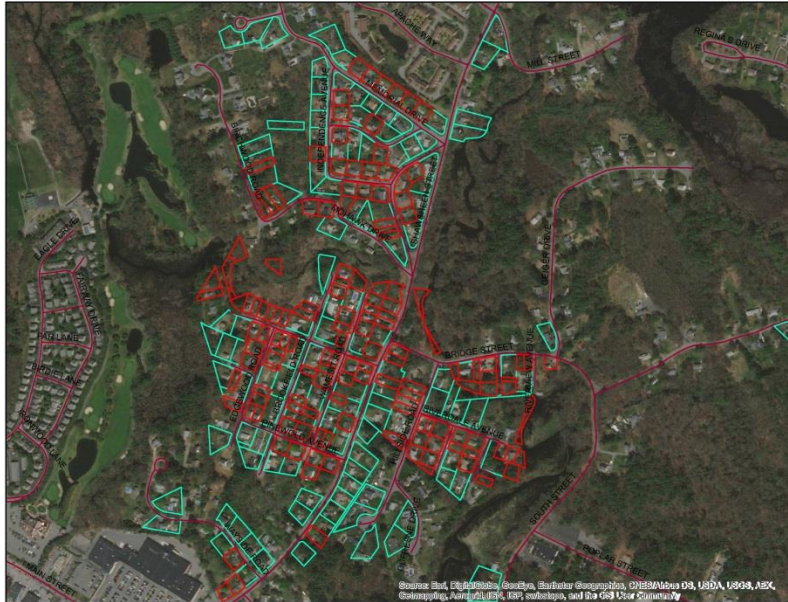


Total # of parcels	# of parcels .25 acres or below	# of parcels .50 acres or below	Number of parcels below an acre
101	35	92	100

# Location 7: Bridge Street



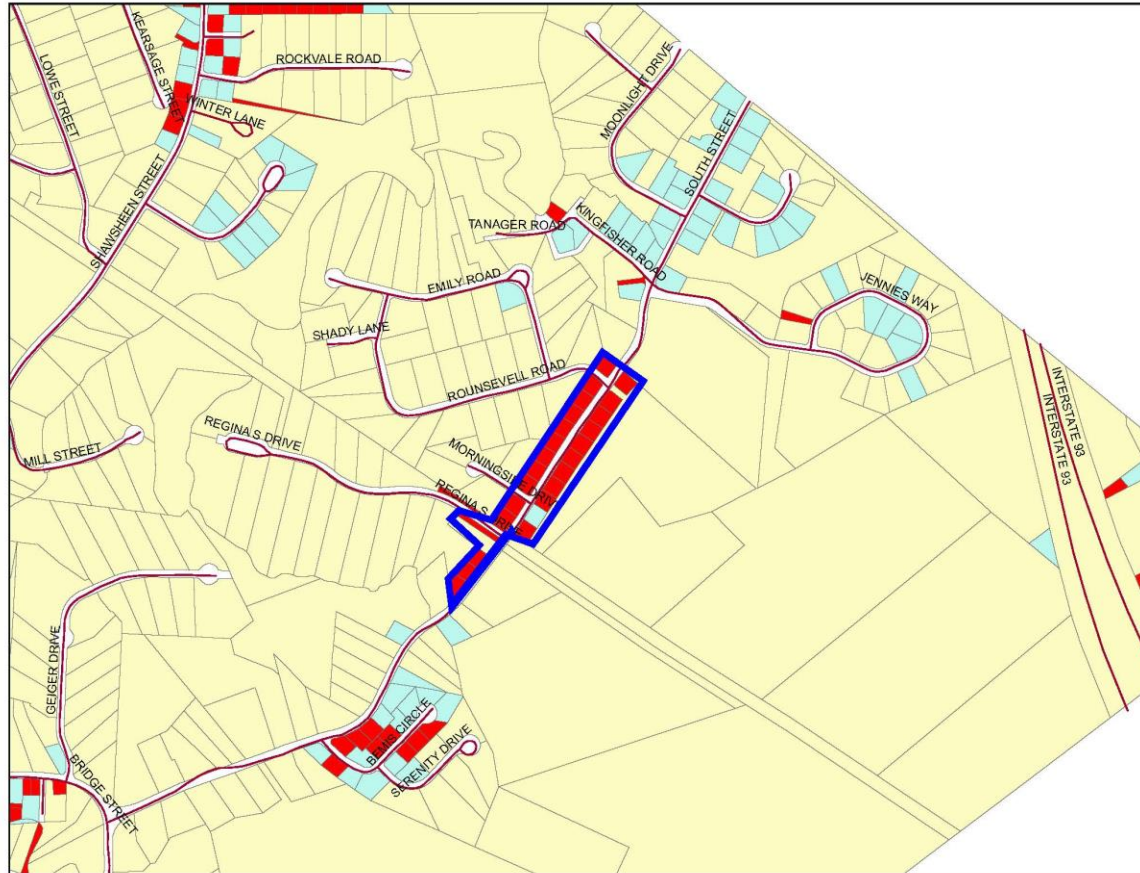
# Location 7 Analytics



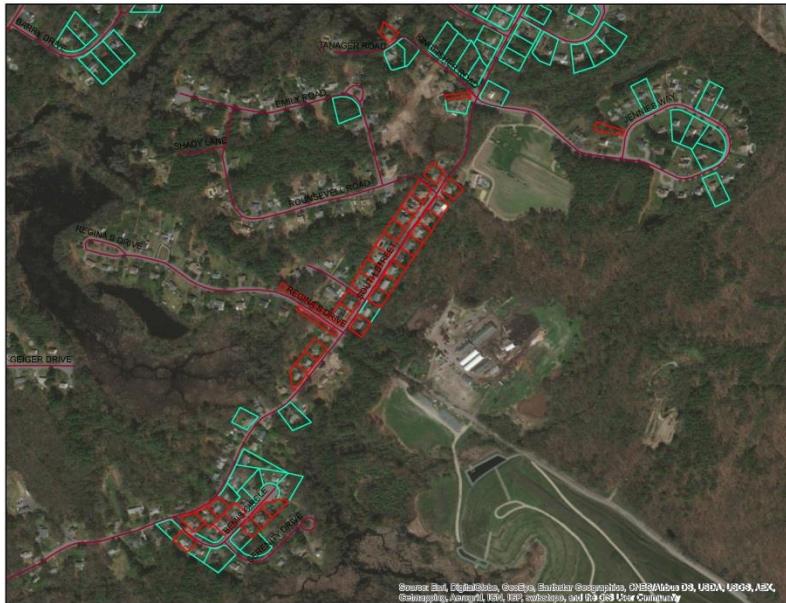
Number of total parcels	Number of parcels .25 acres or below	Number of parcels .50 acres or below	Number of parcels below an acre
282	144	254	274



# Location 8: South Street

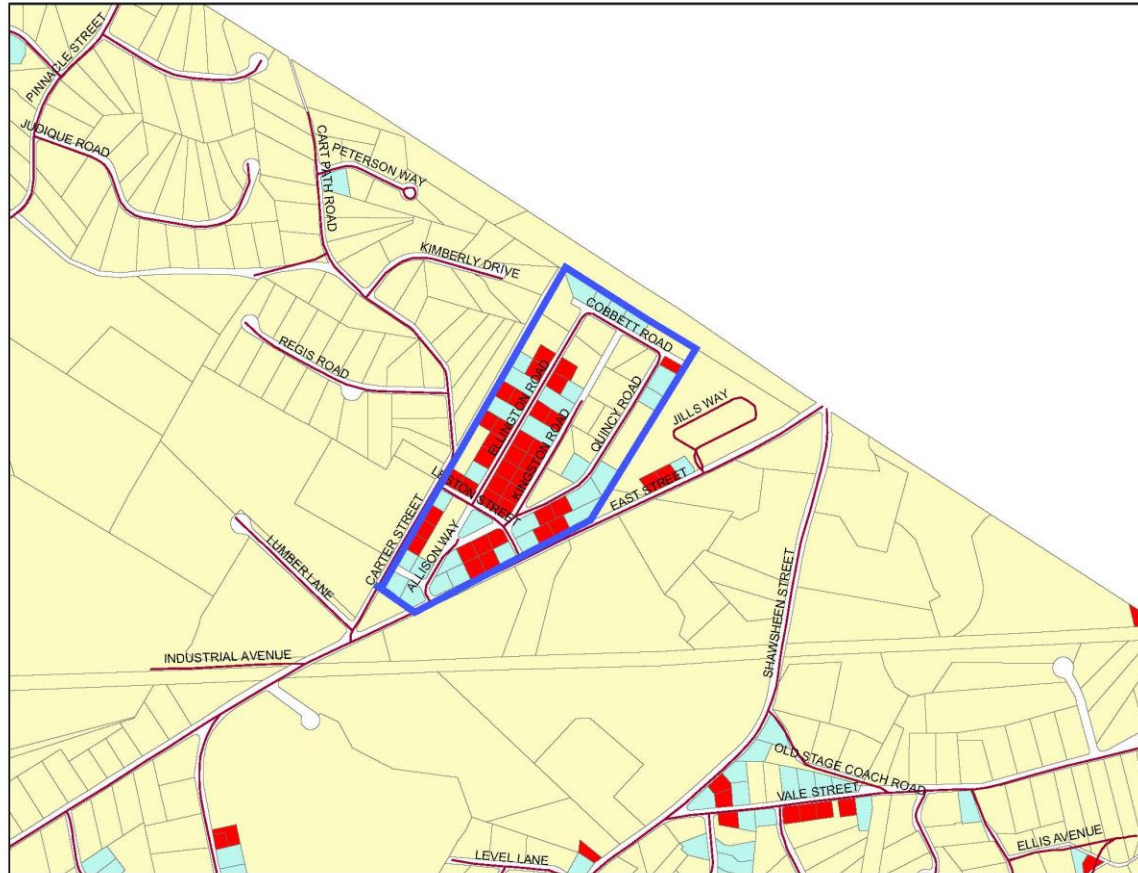


# Location 8 Analytics

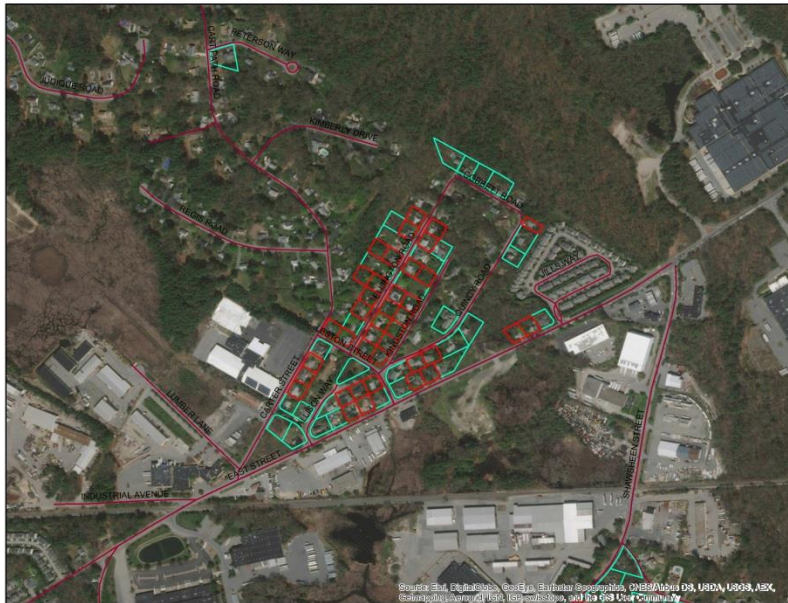


Total number of parcels	Parcels .25 acres or below	Parcels .50 acres or below	Parcels under an acre
30	27	29	30

# Location 9: East Street



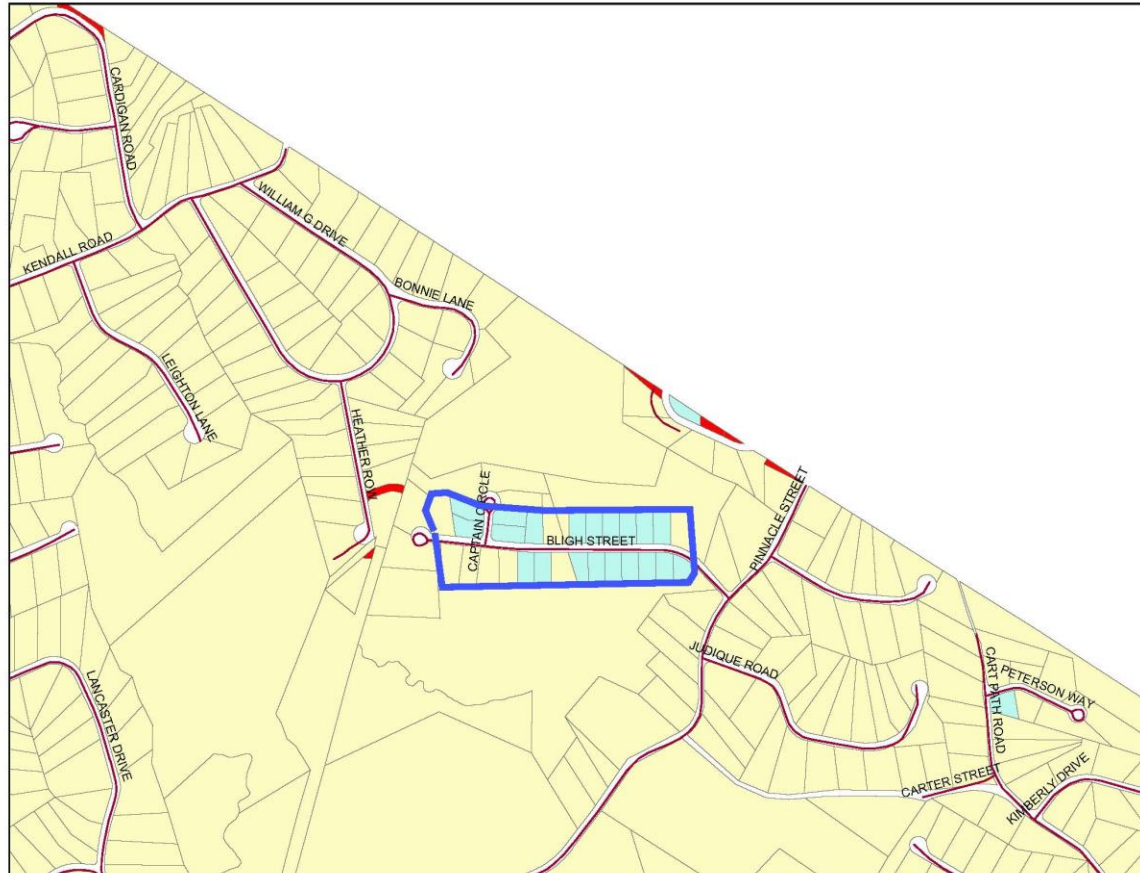
# Location 9 Analytics



Total Number of parcels	Number of parcels .25 acres or below	Number of parcels .50 acres or below	Number of parcels below an acre
84	38	68	82



# Location 10: Bligh Street

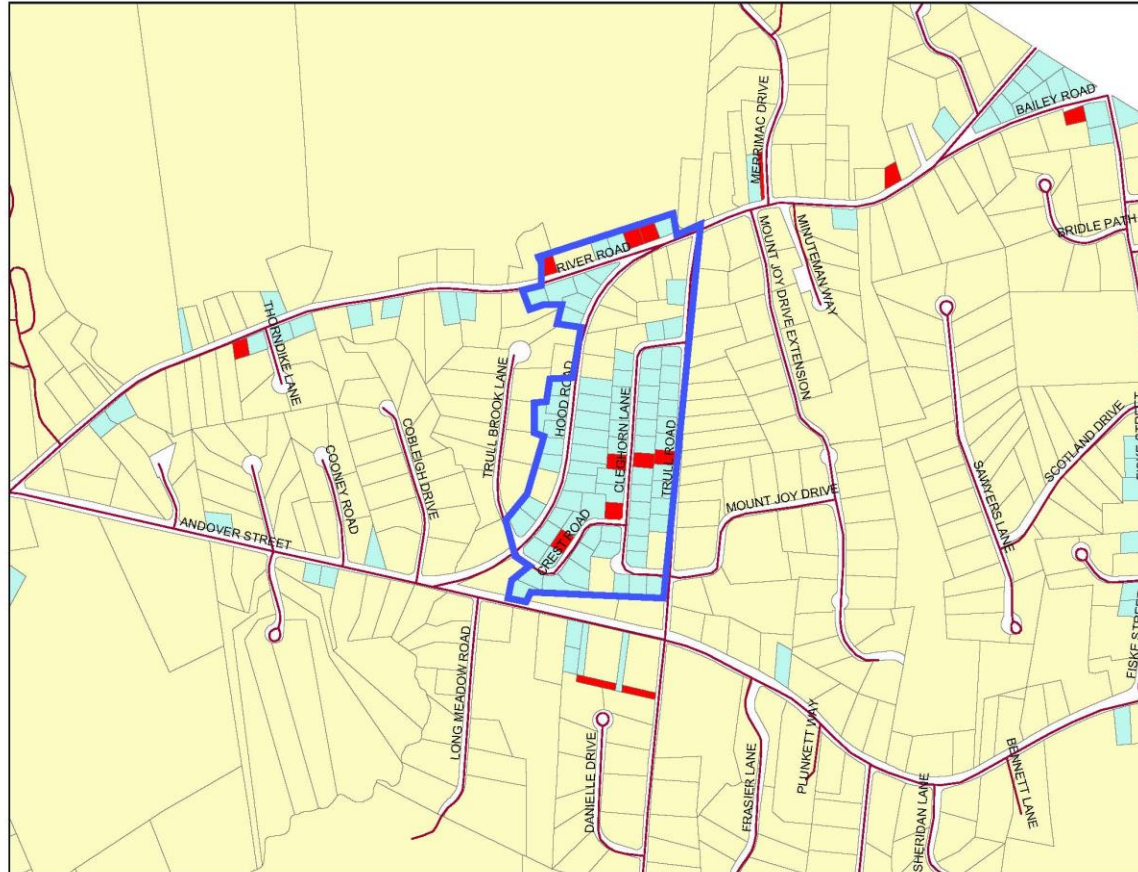


# Location 10 Analytics



Total number of parcels	Number of parcels .25 acres or below	Number of parcels .50 acres or below	Number of parcels 1 acre or below
29	0	22	29

# Location 11: Hood Road



# Location 11 Analytics



Total number of parcels 89	Total number of parcels .25 acres or below	Total number of parcels .50 acres or below	Total number of parcels an acre or below
89	8	77	88